





## ACCOMMODATION

Backing directly onto the River Itchen, this beautiful period cottage is conveniently located just minutes from the High Street and within walking distance of the mainline railway station. With the benefit of no forward chain, this splendid cottage is found tucked away in a quiet location at the end of a no through road and enjoys a lovely balance between modern living and charming original period features. The entrance door leads into the kitchen/breakfast room which is fitted with a range of smart units and integrated appliances. The extended reception room has a part glazed roof, allowing for an abundance of natural light to filter into the room, with a period feature fireplace and double doors opening out onto the garden. There are two double bedrooms and a shower room on the first floor. The principal bedroom has a door leading to a delightful west facing terrace that has space for a bistro table and chairs and is a perfect space to unwind and enjoy the lovely views. There is also a courtyard style garden which is softened by a range of mature plants.

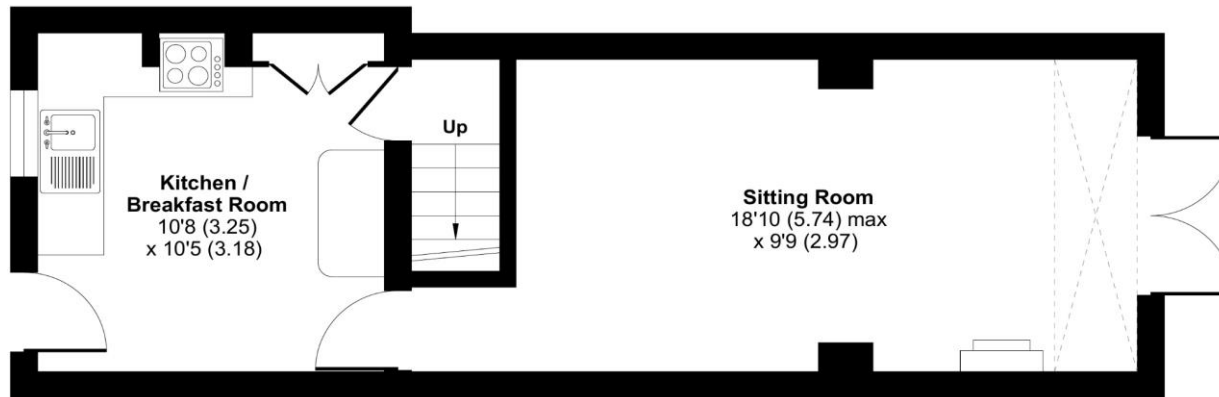


Approximate Area = 607 sq ft / 56.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



This floor plan was constructed using measurements provided to © nichecom 2024 by a third party. Produced for Charters Estate Agents Limited. REF: 1108103



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

Conveniently located at the edge of the city centre, the cottage is within walking distance to the beautiful water meadows, River Itchen, St Catherine's Hill and the cathedral. Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



#### **SPECIFICATION**

- Period two-bedroom cottage close to the city centre and mainline railway station
- Backing directly onto the River Itchen
- Kitchen/breakfast room
- Extended reception room
- Principal bedroom with a west facing terrace
- Contemporary shower room
- Pretty courtyard garden
- No forward chain

#### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band - C

#### **ASKING PRICE**

£525,000

#### **TENURE**

Freehold